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11 *Pro Hac Vice Application Pending

12 Attorneys for First Fed Bank

13 UNITED STATES BANKRUPTCY COURT
14 EASTERN DISTRICT OF WASHINGTON

15 In re

16 Case No. 24-01421-11

17 IDEAL PROPERTY INVESTMENTS
18 LLC,

19 **NOTICE OF APPEARANCE**

20 Debtor.

21 TO: THE CLERK OF THE U.S. BANKRUPTCY COURT
22 AND TO: THE DEBTOR
23 AND TO: ALL PARTIES-IN-INTEREST

24 PLEASE TAKE NOTICE that, pursuant to Federal Rules of Bankruptcy
25 Procedure 2002 and 9010, Gregory R. Fox of Lane Powell PC hereby enters his
26 Notice of Appearance on behalf of First Fed Bank, a Washington state commercial
27 bank ("First Fed"), and requests that copies of any plan of reorganization, disclosure
statements, pleadings and notices hereinafter filed or given in the above-referenced

NOTICE OF APPEARANCE - 1

LANE POWELL PC
1420 FIFTH AVENUE, SUITE 4200
P.O. BOX 91302
SEATTLE, WASHINGTON 98111-9402
TELEPHONE: 206.223.7000

1 proceedings, except proofs of claim, be delivered to the following address and email
2 addresses:

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4 Gregory R. Fox
5 Lane Powell PC
6 1420 Fifth Avenue, Suite 4200
7 Seattle, WA 98101
8 Telephone: (206) 223-7000
9 Facsimile: (206) 223-7107
FoxG@lanepowell.com
docketing@lanepowell.com

10 PLEASE TAKE FURTHER NOTICE that neither this Notice of Appearance
11 nor any subsequent appearance, pleading, claim, or suit is intended to waive the
12 rights of First Fed to (i) have final orders in non-core matters entered only after de
13 novo review by a United States District Judge, (ii) trial by jury in any proceeding so
14 triable herein or in any other case, controversy, or proceeding related hereto, (iii)
15 have the reference withdrawn by the District Court in any matter subject to
16 mandatory or discretionary withdrawal, or (iv) any other rights, claims, actions,
17 defenses, setoff, or recoupments to which First Fed is or may be entitled under
18 agreements, in law or in equity, all of which rights, claims, actions, defenses, setoffs,
19 and recoupments First Fed hereby expressly reserves.
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NOTICE OF APPEARANCE - 2

LANE POWELL PC
1420 FIFTH AVENUE, SUITE 4200
P.O. BOX 91302
SEATTLE, WASHINGTON 98111-9402
TELEPHONE: 206.223.7000

1 DATED this 6th day of September, 2024.

2
3 LANE POWELL PC

4
5 By/s/Gregory R. Fox
6 Gregory R. Fox, WSBA No. 30559
7 Andrew J. Geppert, OSB No. 203744*
8 Todd M. Brannon, WSBA No. 59755
9 Attorneys for First Fed Bank

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**Pro Hac Vice Application Pending*

NOTICE OF APPEARANCE - 3

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